027.0	0004	0023.D	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,060,300 /	1,060,300
					USE VALUE:	1,060,300 /	1,060,300
					ASSESSED:	1,060,300 /	1,060,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	-53A	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADHIYA JAGAT &
Owner 2:	MEWADA NANDANA
Owner 3:	
Street 1:	53 WINTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONSIGNORE GAETANO S--ETAL -
Owner 2:	BONSIGNORE MARTHA M -
Street 1:	53-53A WINTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,312 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Vinyl Exterior and 2431 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8312.000	524,800		535,500	1,060,300
Total Card	0.191	524,800		535,500	1,060,300
Total Parcel	0.191	524,800		535,500	1,060,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.16 | /Parcel: 436.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18992
GIS Ref:
GIS Ref:
Insp Date: 11/04/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0023.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	524,800	0	8,312.	535,500	1,060,300	1,060,300	Year End Roll	12/18/2019
2019	104	FV	395,500	0	8,312.	569,000	964,500	964,500	Year End Roll	1/3/2019
2018	104	FV	401,100	0	8,312.	415,000	816,100	816,100	Year End Roll	12/20/2017
2017	104	FV	376,200	0	8,312.	361,500	737,700	737,700	Year End Roll	1/3/2017
2016	104	FV	376,200	0	8,312.	307,900	684,100	684,100	Year End	1/4/2016
2015	104	FV	340,300	0	8,312.	301,200	641,500	641,500	Year End Roll	12/11/2014
2014	104	FV	340,300	0	8,312.	247,700	588,000	588,000	Year End Roll	12/16/2013
2013	104	FV	354,000	0	8,312.	235,600	589,600	589,600		12/13/2012

!2301!

PRINT

Date	Time
12/10/20	17:44:49

LAST REV

Date	Time
03/30/20	08:47:11
danam	
2301	

USER DEFINED

Prior Id # 1:	18992
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONSIGNORE GAET	60387-395		11/1/2012		580,000	No	No		
	14451-19		10/1/1981		110,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	200	Add Bath	80,000	O				
12/30/2019	2056	Solar Pa	13,858	C				
10/31/2019	1777	Dormers	61,600	O				double dormer for

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	Inspected	BS	Barbara S
9/30/2017	MEAS&NOTICE	KB	Kevin B
1/16/2009	Meas/Inspect	189	PATRIOT
3/24/2000	Meas/Inspect	276	PATRIOT
8/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8312		Sq. Ft.	Site		0	80.	0.81	1									535,486						535,500	

Total AC/HA: 0.19082 | Total SF/SM: 8312 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 535,486 | Spl Credit | Total: 535,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.99495000
Adj $ / SQ:	187.564
Other Features:	120500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644760
Depreciation:	119925
Depreciated Total:	524835

COMMENTS

OF=2 BMT SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

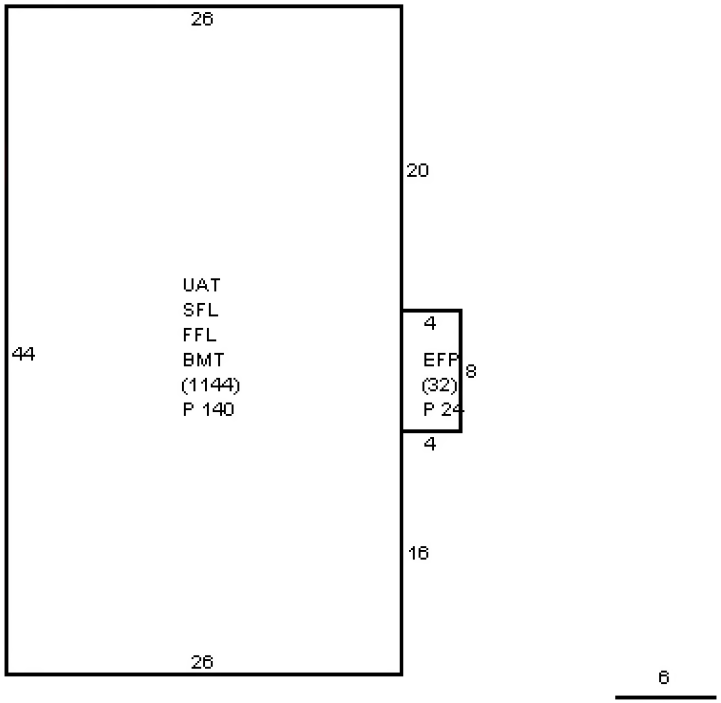
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.56
Special Features:	0	Val/Su Net:	139.95
Final Total:	524800	Val/Su SzAd	229.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	56.270	64,372
FFL	First Floor	1,144	187.560	214,573
SFL	Second Floor	1,144	187.560	214,573
UAT	Upper Attic	286	99.410	28,431
EFP	Enclos Porch	32	72.230	2,311

Net Sketched Area:	3,750	Total:	524,260
Size Ad	2288	Gross Are	4608	FinArea	2431
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0004-0023.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc